

SECTION 02221
BUILDING DEMOLITION

PART 1 GENERAL

1.1 SUMMARY

- A. Section Includes:
 - 1. Demolishing designated structures.
 - 2. Demolishing designated foundations.
 - 3. Demolishing designated slabs-on-grade.
 - 4. Demolishing, Disconnecting and capping designated utilities.
 - 5. Demolishing designated building components, equipment and fixtures.
 - 6. Protecting items designated to remain.
 - 7. Removing demolished materials.

1.2 SUBMITTALS

- A. Shop Drawings and Schedule: Describe demolition, removal procedures, sequence and schedule.
- B. Design Data: Submit calculations for bracing, shoring, and underpinning to protect structures indicated to remain signed and sealed by professional engineer.

1.3 CLOSEOUT SUBMITTALS

- A. Project Record Documents: Record actual locations of capped utilities.

PART 2 PRODUCTS

2.1 FILL MATERIALS

- A. Fill Material: Refer to Specifications Division 2 – Site Work.

PART 3 EXECUTION

3.1 PERMITS

- A. Perform all work in accordance with the demolition requirements of the applicable building code as adopted and, if applicable, amended by the authority having jurisdiction. Apply for, pay for and obtain required demolition permits.

3.2 EXAMINATION

- A. Document condition of adjacent structures indicated to remain.

- B. Monitor buildings for movement during demolition operations. Notify Architect/Engineer of measured movement.

3.3 PREPARATION

- A. Call Local Utility Line Information service "Dig Safe" as per their notification requirements.
 - 1. Request underground utilities to be located and marked within and surrounding construction areas.
- B. Provide, erect, and maintain temporary barriers and security devices.
- C. Notify adjacent owners of work which may affect their property, potential noise, utility outage, or disruption prior to the start of Work. Coordinate with Owner.
- D. If applicable, layout cuts in post tensioned concrete elements to avoid cutting concrete within **12 inches** of any stressing tendon. Notify Architect/Engineer in advance of cutting post-tensioned concrete.
- E. Prevent movement or settlement of adjacent structures, or portion of structure to remain. Provide bracing and shoring.
- F. Protect existing landscaping materials and structures or portions of structures indicated to remain.
- G. If applicable selective demolition is required, erect and maintain weatherproof airtight and insulated closures for exterior openings.
- H. If applicable selective demolition is required, erect and maintain temporary partitions to prevent spread of dust, odors and noise to permit continued occupancy by owner or tenants.
- I. If applicable selective demolition is required, protect existing items indicated to remain.

3.4 DEMOLITION REQUIREMENTS

- A. Conduct demolition to minimize interference with adjacent structures and building areas.
- B. Conduct operations with minimum interference to public or private accesses.
- C. Maintain egress and access at all times. Do not close or obstruct roadways, sidewalks without permits. Cooperate fully with emergency services personnel.
- D. Cease operations immediately when adjacent structures or portion of structure to remain appear to be in danger. Notify authority having jurisdiction and Architect/Engineer.

3.5 BUILDING DEMOLITION

- A. Disconnect, remove and cap designated utilities to a location acceptable to authority having jurisdiction and utility company. Identify utilities at termination of demolition. Record termination or capped location on Record Documents.

- B. Demolish structures and components indicated in orderly and careful manner.
- C. Remove foundations to minimum **two feet** below finished grade or to a depth required to complete the Work.
- D. Remove concrete slabs on grade.
- E. Backfill areas excavated and/or open pits and holes resulting from demolition with fill materials. Backfill and compact fill materials as specified in Specification Division 2.
- F. Rough grade and compact areas affected by demolition to maintain site grades and contours.

3.6 SELECTIVE DEMOLITION

- A. Demolish and remove components in orderly and careful manner, in a logical sequence or as indicated on drawings.
- B. Protect existing supporting structural members.

3.7 CLEAN UP

- A. Remove demolished materials from site as work progresses by a method acceptable to the authority having jurisdiction.
- B. Leave areas of work in clean condition.

END OF SECTION